

NOTES:

Unless otherwise noted, 5/8" capped iron rods marked "BHB INC" are set at all lot corners.

WATER/WASTEWATER IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule 1 of the current impact fee ordinance in effect as of the date of this plat. The amount to be collected is determined under Schedule 1 of said ordinance and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

BUILDING PERMITS
All building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other applicable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

SIDEWALKS
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the sidewalk Policy per "City Development Design Standards".

UTILITY EASEMENTS
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way obstruct or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat and any public utility, including the City of Fort Worth, shall have the right of all lines of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, parking, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of preparing the permission of anyone.

CONSTRUCTION PROHIBITED OVER EASEMENTS
No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

PRIVATE MAINTENANCE
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreational areas, tennis courts and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from maintenance of the obligations of said owners set forth in this paragraph.

SITE DRAINAGE STUDY
A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA in any required drainage improvements.

Unless otherwise noted, this plat does not alter or remove any existing easements, if any, on this property.

FEMA/FLOODPLAIN:
The subject property lies within OTHER AREAS - Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FEMA Flood Insurance Rate Map, Community Flood Number 48439C0310 X, Map Date September 25, 2009.

PUBLIC OPEN SPACE RESTRICTION
No structure, sign, or part of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat. These open space easements will remain in effect until vacated by ordinance adopted by the City Council of Fort Worth and the property re-platted.

TRANSPORTATION IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

COVENANTS OR RESTRICTIONS ARE UNALTERED
This plat does not violate the provisions "That of Record" governing the remainder of the subdivision nor does it amend or remove any deed covenants or restrictions.

Parkway improvements such as curb and gutter, pavement for, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Compliance with the City of Fort Worth Ordinance #18615-05-2009 regarding Urban Forests is required.

BASIS OF BEARING:
Basis of bearing for this Final Plat is State Plane 5004 bearings per GPS technology. Reference frame is NAD83 COP200 north 2002/0500. The distance as shown are horizontal ground distances.

Lot 1, Block 1
Name of Jesus Catholic Church Addition
Cabinet A, Side 6096
P.R.T.C.T.

Lot 1, Block 1
Name of Jesus Catholic Church Addition
Cabinet A, Side 6096
P.R.T.C.T.

Lot 1, Block 1
Name of Jesus Catholic Church Addition
Cabinet A, Side 6096
P.R.T.C.T.

Lot 1, Block 1
Name of Jesus Catholic Church Addition
Cabinet A, Side 6096
P.R.T.C.T.

Lot 1, Block 1
Name of Jesus Catholic Church Addition
Cabinet A, Side 6096
P.R.T.C.T.

Lot 1, Block 1
Name of Jesus Catholic Church Addition
Cabinet A, Side 6096
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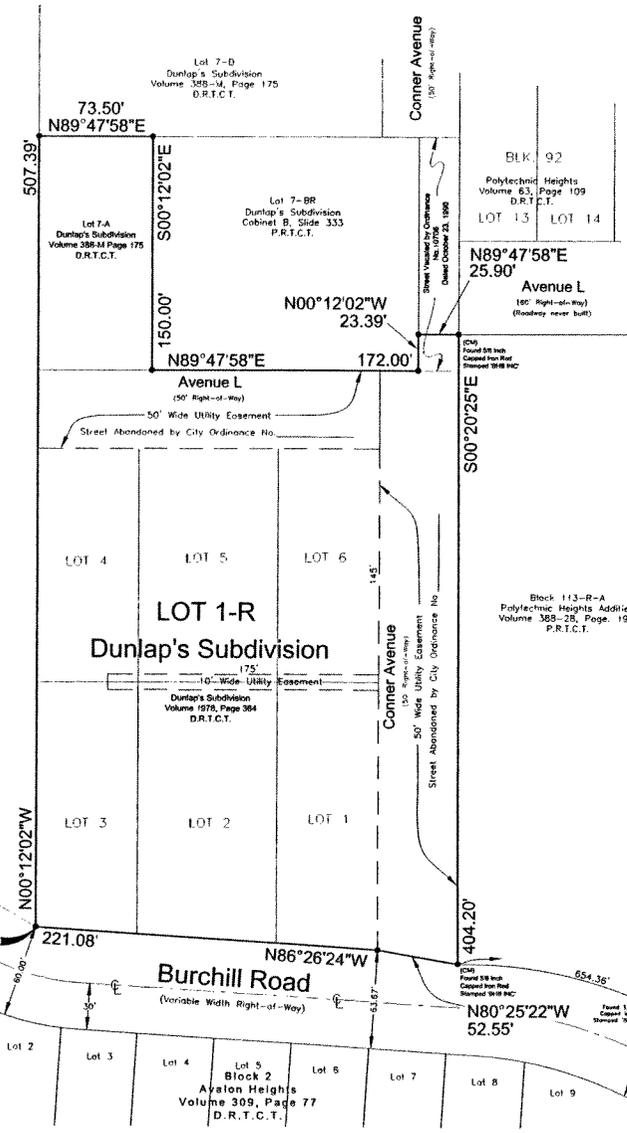
Lot 1, Block 1
Name of Jesus Catholic Church Addition
Cabinet A, Side 6096
P.R.T.C.T.

Lot 1, Block 1
Name of Jesus Catholic Church Addition
Cabinet A, Side 6096
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Cabinet A, Side 6096
P.R.T.C.T.



FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within sixty (60) days after date of approval.

Plat Approval Date:
By: _____
By: _____

FS-011-043
Revised: April 29, 2011

This plat filed in County Clerks Document No. _____ Date _____

STATE OF TEXAS;
COUNTY OF TARRANT;
KNOW ALL PERSONS BY THESE PRESENTS:
WHEREAS Kevin W. Vann, J.C.D., D.D. Bishop of the Catholic Diocese of Fort Worth and his successors are the owner of a tract of land situated in the City of Fort Worth, Tarrant County, Texas to wit:

Being a tract of land situated in the City of Fort Worth, Tarrant County, Texas, said tract being Lots 1, 2, 3, 4, 5, 6 & 6 of Dunlap's Subdivision as recorded in Volume 1978, Page 364 of the Deed Records of Tarrant County, Texas, Lot 7-A, Dunlap's Subdivision as recorded in Volume 388-M, Page 175 of said Deed Records, a portion of a street known as Conner Avenue (closed Street per plat) as shown per plat of Polytechnic Heights Addition as recorded in Volume 63, Page 109 of said Deed Records and a portion of Avenue L as shown per said plat of Dunlap's Subdivision as recorded in Volume 1978, Page 364, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING of a found "X" in concrete being the southwest corner of said Lot 3, Dunlap's Subdivision as recorded in Volume 1978, Page 364, said beginning point also being the southeast corner of Lot 1, Block 1, Holy Name of Jesus Catholic Church Addition as recorded in Cabinet A, Side 6096 of the Plat Records of Tarrant County, Texas, said beginning point also being on the northern right of way line of Burchill Road (a variable width R.O.W.);

THENCE North 00 degrees 12 minutes 02 seconds West, along the east line of said Lot 1, Block 1, a distance of 507.34 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the southwest corner of said Lot 7-A and also being the southwest corner of Lot 7-B, Dunlap's Subdivision as recorded in Volume 388-M, Page 175;

THENCE South 00 degrees 12 minutes 02 seconds East, along the common line of said Lot 7-A and 7-B, a distance of 172.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the southeast corner of said Lot 7-A also being the southeast corner of said Lot 7-B;

THENCE North 89 degrees 47 minutes 58 seconds East, along the north line of said Lot 7-B, a distance of 172.00 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the southeast corner of said Lot 7-B and also being on the northern right of way line of Burchill Road (a variable width R.O.W.);

THENCE North 00 degrees 12 minutes 02 seconds West, along the centerline of said City of Fort Worth Ordinance No. 107065, a distance of 33.39 feet to a set 5/8 inch capped iron rod stamped "BHB INC";

THENCE North 89 degrees 47 minutes 58 seconds East, a distance of 25.90 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northwest corner of Block 113-R-A, Polytechnic Heights Addition as recorded in Volume 388-M, Page 175;

THENCE South 00 degrees 20 minutes 25 seconds East, along the south line of said Lot 1, Block 1, a distance of 404.20 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the southwest corner of said Block 113-R-A and being on the northern right of way line of Burchill Road;

THENCE North 80 degrees 25 minutes 27 seconds West, a distance of 52.55 feet to a set 5/8 inch capped iron rod stamped "BHB INC" being the southeast corner of said Lot 1;

THENCE North 86 degrees 26 minutes 24 seconds West, along the south line of said Lots 1, 2, and 3 and also being along said northern right of way line, a distance of 121.08 feet to the **POINT OF BEGINNING** and containing 111,384.66 Square Feet or 2.557 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:
I, KEVIN W. VANN, J.C.D., D.D. Bishop of the Catholic Diocese of Fort Worth and his successors are the owner and do hereby adopt this plat designating the above described property as LOT 1-R, Dunlap's Subdivision, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the easements as shown.

WITNESS UNDER MY HAND this 4th day of May, 2011. By: *Kevin W. Vann*
Kevin W. Vann, J.C.D., D.D. Bishop of the Catholic Diocese of Fort Worth

STATE OF TEXAS:
Before me, the undersigned, a Notary Public for the State of Texas, appeared Kevin W. Vann, J.C.D., D.D. Bishop of the Catholic Diocese of Fort Worth, known to be the person whose name is subscribed hereto.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4th day of May, 2011.
Carol Watson
Notary Public



Final Plat
Lot 1-R
Dunlap's Subdivision
Being a replat of Lots 1,2,3,4,5 and 6, Dunlap's Subdivision as recorded in Volume 1978, Page 364 of the Deed Records of Tarrant County, Texas, Lot 7-A, Dunlap's Subdivision as recorded in Volume 388-M, Page 175 of the Deed Records of Tarrant County, Texas and a portion of Avenue L and a portion of Conner Avenue all located in the City of Fort Worth, Tarrant County, Texas